042.0 Map | 0002 Block | 0007.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	933,600	/	933,600
USE VALUE:	933,600	/	933,600
ASSESSED:	933,600	/	933,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-39	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN JANET M
Owner 2:	
Owner 3:	
Street 1:	37 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLYNN RONALD A & JANET M -
Owner 2:	-
Street 1:	37 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,680 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2453 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5680.000	456,200	5,100	472,300	933,600
Total Card	0.130	456,200	5,100	472,300	933,600
Total Parcel	0.130	456,200	5,100	472,300	933,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.60 | /Parcel: 380.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	28918
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!3521!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	456,200	5100	5,680.	472,300	933,600	933,600	Year End Roll	12/18/2019
2019	104	FV	352,400	5100	5,680.	501,800	859,300	859,300	Year End Roll	1/3/2019
2018	104	FV	352,400	5100	5,680.	366,000	723,500	723,500	Year End Roll	12/20/2017
2017	104	FV	330,200	5100	5,680.	318,800	654,100	654,100	Year End Roll	1/3/2017
2016	104	FV	330,200	5100	5,680.	271,600	606,900	606,900	Year End	1/4/2016
2015	104	FV	293,700	5100	5,680.	265,700	564,500	564,500	Year End Roll	12/11/2014
2014	104	FV	293,700	5100	5,680.	218,400	517,200	517,200	Year End Roll	12/16/2013
2013	104	FV	305,800	5100	5,680.	207,800	518,700	518,700		12/13/2012

PRINT

Date	Time
12/10/20	18:45:06

LAST REV

Date	Time
04/26/19	12:16:46
apro	
3521	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN RONALD A	33599-537		9/8/2001	Family	99	No	No		
	12408-518		4/5/1973		43,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2010	2407	Manual	3,220					INSULATE WALLS

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Meas/Inspect	163	PATRIOT
4/25/2000	Inspected	264	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
7/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5680		Sq. Ft.	Site		0	80.	1.04	1									472,322						472,300	

Total AC/HA: 0.13039 | Total SF/SM: 5680 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 472,322 | Spl Credit | Total: 472,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07804728
Const Adj.:	0.98980200
Adj $ / SQ:	181.399
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619803
Depreciation:	163628
Depreciated Total:	456175

COMMENTS

HEAT FUEL = GAS AND OIL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

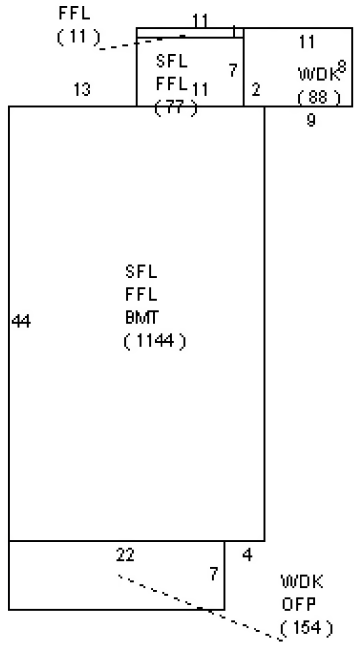
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.40
Special Features:	0	Val/Su Net:	114.25
Final Total:	456200	Val/Su SzAd	185.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,232	181.400	223,484
SFL	Second Floor	1,221	181.400	221,488
BMT	Basement	1,144	54.420	62,256
WDK	Deck	242	10.030	2,427
OFP	Open Porch	154	26.940	4,148

Net Sketched Area:	3,993			Total:	513,803
Size Ad	2453	Gross Are	3993	FinArea	2453

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc